

Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://sumtercountyfl.gov/plandevlop>



Development Review Committee Meeting **November 6, 2006**

Members Present-

Brad Cornelius Acting Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice-Chairperson, Jennifer Kitchens-Deputy Clerk, Marie Keenum-911 Coordinator, Dale Parrett-Public Works, Keith Hunter-Environmental Health Director, Mike Springstead-Springstead Engineering, Barry Ginn-Barrineau Ginn and Associates, Inc., Lee Hawkins-Attorney, Karen Parker-Secretary, and Bill Stevens-Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from October 23, 2006. Mr. Parrett seconded the motion and the motion carried.

Mr. Springstead joined the Committee as County Engineer for the Villages project.

Mr. Cornelius announced the agenda order to be heard today will be changed.

Mrs. Keenum moved to change the agenda order. Ms. Kitchens seconded the motion and the motion carried.

NEW BUSINESS:

VOS – Sweetbay Supermarket @ Lake Sumter Landing - Major Development – Preliminary & Engineering Review

Jeff Head, Farner, Barley and Associates, Inc. was present and requested preliminary and engineering approval to construct a 50,139 square foot grocery store. Mrs. Webb's comments consisted of adding the setbacks from the S/ly building corners to the property line and the trash compactor to the property line, correcting site data #17 to reflect the correct section numbers, correcting site data #6, providing a by-pass lane for the pharmacy drive-thru, labeling the total parking spaces on the second row from the west property boundary, locating the stop sign and stop bar on the most S/ly exit for Old Camp Road, and providing approval to construct improvements outside of the property boundaries. Mrs. Keenum inquired as to whether there would be access from Morse Boulevard for this supermarket. Mr. Head stated there would not. Ms. Kitchens, Mr. Hawkins, and Mr. Hunter had no comments. Engineering comments consisted of revising the concrete driveway to accommodate Division 5, Section 13-561 (c)(1) a, b, & g of the Sumter County Land Development Regulations, indicating the circulation patterns for semi/box truck deliveries, verifying safety precautions for the existing golf cart tunnel retaining wall on the east side of the property, providing detail traffic control measures for the golf cart trail crossings and access points, explaining the need for the right turn lane expansion of Old Camp Road, and explaining why the grate elevation on Structure SB-D14 does not match the storm pipe tabulation grate elevation. Mr. Parrett inquired as to whether proper signage for

merging traffic will be added. Mr. Head stated it would. Mrs. Webb will check with Fire Services to see if they have any comments.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans and any comments received from Fire Services. Mrs. Keenum seconded the motion and the motion carried.

Mrs. Keenum moved to now hear the SECO Substation @ Wildwood. Mrs. Webb seconded the motion and the motion carried.

Mr. Springstead excused himself from the meeting..

Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.

SECO Substation @ Wildwood – Major Development – Extension review of approved Preliminary Plans

Victoria Bucher, Land Rights Coordinator, Sumter Electric Cooperative, Inc., was present and requested a one (1) year extension to the approved preliminary plans. Mrs. Webb, Mrs. Keenum, Ms. Kitchens, Mr. Hawkins, Mr. Hunter, Mr. Ginn, Mr. Parrett, and Mr. Cornelius had no comments.

Mr. Ginn moved to approve the extension of one (1) year for the approved preliminary plans. Mr. Parrett seconded the motion and the motion carried.

OLD BUSINESS:

Orange Blossom Garden Cathedral of All Faith – Major Development – Conceptual Review

J. Keith Mitchell, Board Chairman of Chapel of Christian Faith, and Ted Wicks, Wicks Consulting Services, Inc., were present and requested conceptual approval to construct a 5,200 square foot church building with 152 seats, a paved driveway, and a paved/grass parking area. Mrs. Webb, Mrs. Keenum, Ms. Kitchens, Mr. Hawkins, Mr. Hunter, and Mr. Ginn had no additional comments from the October 16, 2006, meeting. Mr. Wicks inquired about the prior comment concerning the location of the driveway connection. Mr. Wicks stated there is 500 feet of distance and believes it's adequate and safe. Mr. Ginn requested a note be placed on the plans stating the length of the driveway is adequate and safe. Mr. Parrett's comment was regarding C-462 right-of-way dedication due to potential future 4-laning. During the review, the applicant raised concerns regarding the requirement for the dedication of right-of-way along C 462 for future widening. In addition, the applicant stated they are in the process of negotiating a developer's agreement for the future annexation of the property into the City of Wildwood. The proposed developer's agreement also requires the right-of-way dedication along C 462. This concern by the applicant requires additional discussion and coordination between the County, the applicant, and the City of Wildwood.

Mr. Ginn moved to table the conceptual review until after a meeting between the County, the applicant, and the City of Wildwood to discuss the right-of-way concerns. Mrs. Keenum seconded the motion and the motion carried.

NEW BUSINESS:

301 South Complex Phase II – Major Development – Engineering Review

Robert Couch, Enviro-Technologies, Inc., was present and requested engineering approval to construct 17,292 square feet of general office space, 4,740 square feet of day care, and 5,763 square feet for general retail uses. Engineering comments consisted of having the project

surveyor sign and seal the survey, correcting the project surveyor listing on the cover sheet, demonstrating the methodology behind the non “cup for cup” measurement because it appears the compensating storage provided in the calculations does not use the “cup for cup” principle, providing a Southwest Florida Water Management District permit when it is issued, indicating if a drainfield is planned beneath Building C, and providing cleanouts at strategic locations on the sanitary runs. Mr. Hunter stated Buildings D, E, and F can’t be constructed until public water is available and Building C can’t be constructed until sewer is available.

Mr. Ginn moved to approve the engineering plan subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion and the motion carried.

Muskrat Investment, LLC – Major Development – Preliminary & Engineering Review

Steve Boggs, Boggs & Butcher Engineering, LLC, was present and requested preliminary and engineering approval to construct a 36,500 square foot warehouse complex and a 9,000 square foot office building. Mrs. Webb stated she received comments from Fire Services that consisted of the water main that will service the fire hydrant(s) in the complex needing to be a minimum of 8” to provide adequate fire flow, an automatic fire sprinkler system may be required in some of the buildings, and additional fire hydrants being needed in the area of warehouse #4 in the south end of the complex and along CR 525E in the vicinity of the entrance to the complex. Mr. Boggs inquired as to how the flow of water can be determined since the water will be coming from the City of Coleman. Mrs. Webb will email Fire Services’ contact information to Mr. Boggs. Mrs. Webb’s comments consisted of providing a location map at a scale of no less than 1”=5280’, labeling the plans as preliminary/engineering, listing the percentage of open space, providing a copy of the driveway permit from Sumter County Public Works and the Southwest Florida Water Management District permit, providing an environmental study and historical resources clearance letter, providing a traffic study, providing the Point of Beginning and Point of Reference on the site plan, providing the legal description on the plans, labeling the sidewalk widths, providing the dimensions of the truck loading area, providing the setback for the dumpster and whether the proposed dumpster area will be large enough to accommodate waste for all proposed structures, providing the typical parking space dimensions, explaining the purpose of the 20’ wide paved area in the most SE/ly corner of the parking lot, providing a stop sign and stop bar at the exit, providing additional spaces for loading/unloading area for this industrial use, indicating if this site will be open to the public, providing the approximate number of employees, showing the location and setbacks if any free standing signs are proposed, providing parking on the plans to accommodate all structures, removing the arrows between the different phases, providing a listing of all permitting agencies on the plans, and providing a copy of the recorded deed from Michael and Kathy Stokes to Muskrat Investments, LLC. Mr. Boggs stated there should not be a need for a large loading/unloading area and asked if there was any flexibility in this matter. Mrs. Webb stated a variance could be requested provided the request be shown on revised plans. Mrs. Keenum, Ms. Kitchens, and Mr. Hawkins had no comments. Mr. Hunter’s comment was regarding the available area for the septic system on the east side of the property. Engineering comments consisted of providing the building setback lines on the plans, providing a detail/cross-section of the proposed driveway, providing additional parking spaces for Phase I, providing land use and zoning on adjacent parcels, providing an evaluation of the stormwater management system associated with the depressional feature being required to determine the effect of the filling operation, providing building ties to the property boundary as well as dimension of parking spaces, drive aisles, radii, etc. on the plans, providing post-development contours to show the site grading, indicating if the south stormwater management facility will be constructed as part of Phase I development, indicating where the 12-inch water main in the right-of-way is located, providing dimensions from drainfields to building and property lines to confirm the separation requirements for the Department of Health, revising the cross-section A-A to take into account

the depressional area east of the northern stormwater management facility, providing a plan to show the location of the geotechnical work performed on the site, and reserving the right to make additional comments on subsequent submittals.

Mrs. Webb moved to table this project in order to allow all comments to be addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

Mr. Cornelius introduced Mr. Bill Stevens, Engineering Manager for Public Works, to the Committee.

The next meeting is scheduled for November 13, 2006.

Mrs. Keenum moved to adjourn. Mr. Parrett seconded the motion and the motion carried.

Meeting adjourned at 2:55 p.m.